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## Fern, The Almshouse Morebath, Tiverton, EX16 9AL

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An exciting opportunity to renovate a historic village Almshouse with fabulous rural views.

Bampton 2 miles - Dulverton 4 miles - Tiverton 10 miles

• Historic Character Cottage • 2 Bedrooms • Outstanding Rural Views • Quiet and Private Location • Edge of Village • Refurbishment Opportunity •

**Guide price £200,000**

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## SITUATION

The property is situated in the quiet village of Morebath with good road links. Dulverton, 4 miles away, is well known as 'The Gateway to Exmoor' and offers a variety of shops together with a post office, chemist, doctor's, dental and veterinary surgeries, library, primary and middle schools. Bampton, 2 miles away, offers an interesting range of shops providing for day to day needs, together with a doctors surgery, a church, good pubs and a bistro.

Tiverton, 10 miles distant, offers further shopping and entertainment facilities and the well-known Blundells School, together with easy access to the M5 and mainline railway station at Tiverton Parkway.

Exmoor National Park is within a short distance and offers wonderful opportunities for walking and riding on the open moorland and in wooded river valleys. Haddon Hill and Wimbleball Lake are also just a few miles away and offer walking, fishing, riding and cycling.

## DESCRIPTION

Fern is a two bedroom cottage on the edge of Morebath, set in a small surrounding garden with private parking and outstanding south facing rural views. Formerly the Almshouses for the village, the money was gifted in 1688 by John Brooke to create two independent lower rooms for villagers with a chamber over for use as a school house. Now in need of internal renovation, the project provides an exciting opportunity to instil further historic character.

## ACCOMMODATION

A front door to the side of the property enters into the large kitchen (formerly one Almshouse) with a simple range of base and wall units and space for freestanding electric appliances. Open staircase to the upper floor. Door through to the good sized dining room (formerly the second Almshouse) with storage cupboards, alcove inset with the oil fired boiler and glazed double sliding doors to the side garden. From the kitchen a sliding door accesses the large double aspect sitting room with its fabulous views across the valley to the



south. A large picture window and glazed double sliding doors make this a light and airy room with an extraordinarily deep fireplace inset with an old log burning stove. There is direct access to the garden and beneath the carpet is a parquet wood floor.

Upstairs a landing gives access to the larger bedroom with amazing views over the fields to the south. There are many storage cupboards in the roof voids and over the staircase. The second bedroom is smaller but has a wash basin and more storage cupboards. On the landing is an airing cupboard and further storage. The bathroom has an electric shower and screen over the bath.

### OUTSIDE

The property is located on the edge of the quiet village of Morebath alongside a back lane. The little garden surrounds the house with a large car port providing off-road parking for two vehicles. The garden is mainly laid to lawn with shrub filled borders and panelled fencing along either side. A pedestal wall separates the garden from the sheep field

below allowing far reaching countryside views to the south. A small stone built shed is currently used as a log store. The garden is sunny, tranquil and private.

### VIEWING

Strictly by appointment with the Sole Agents - Stags Dulverton Office - Telephone 01398 323174 or [Dulverton@stags.co.uk](mailto:Dulverton@stags.co.uk)

### DIRECTIONS

From Dulverton, take the B3223 south, passing through Brushford and at Exebridge cross over the A396, signposted to Morebath. At the 'T' junction turn left onto the B3190 and after coming into the village of Morebath, shortly before the right hand bend, turn left signposted to the Church. After approximately 300 metres the property will be found on the left hand side.

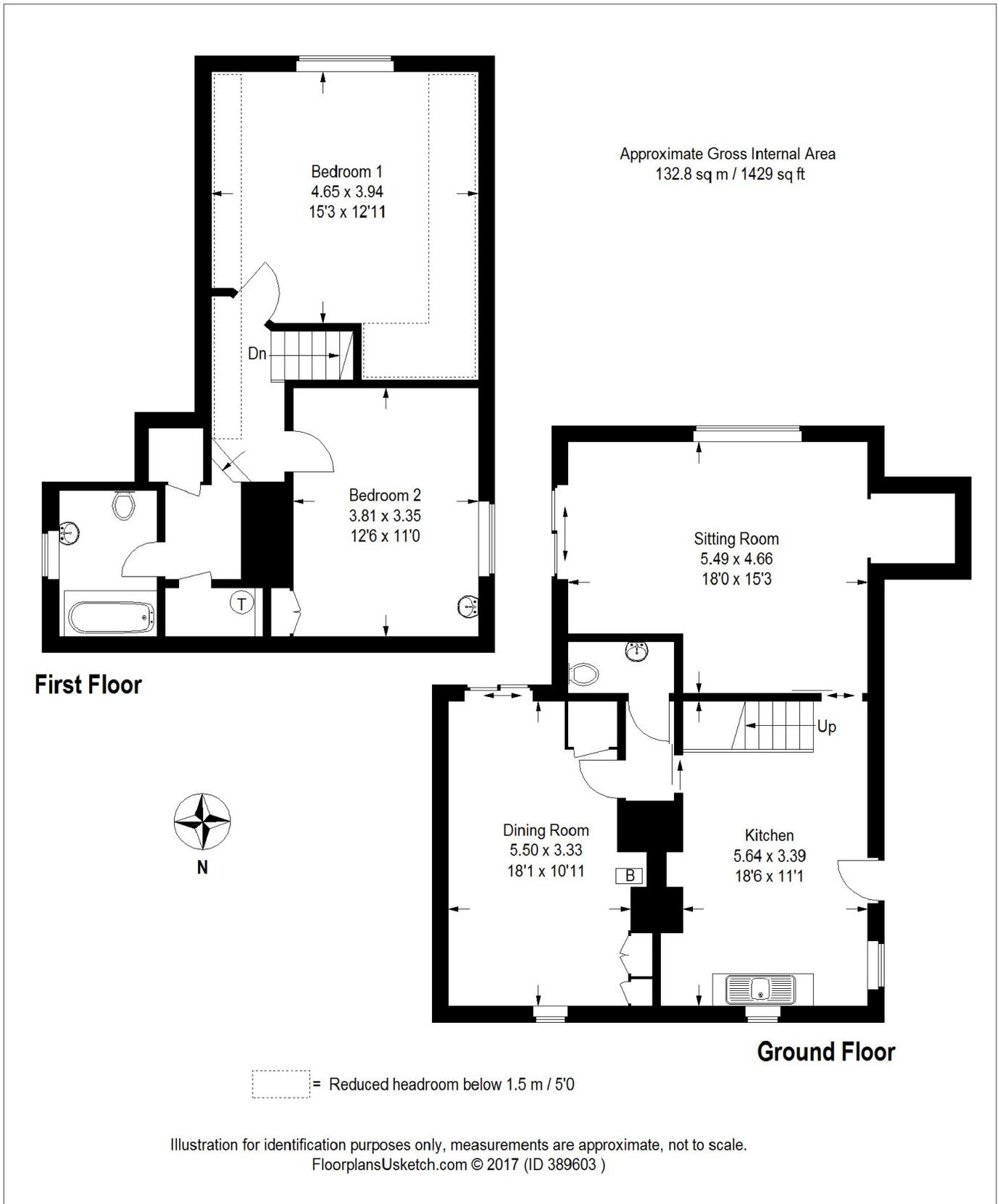
### SERVICES

Mains electricity, water and drainage.

### COUNCIL TAX

Band C





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			<b>22</b>
		EU Directive 2002/91/EC	